GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Change of Land use from Agriculture use to Residential use to an extent of Ac.2.33 cents in Sy.Nos.256 and 257 of Cherlopalli (V), Tirupati Rural Mandal, Chittoor District applied by Sri K.Narendra – Draft Variation – Confirmation – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 52 Dated: 01-02-2018
Read the following:

1. Representation received from Sri K. Narendra, S/o. KC Krishna Reddy, R/o Tirupati dt.7.12.2012.
2. Govt.Lr.No.28869/H2/2012, Dt.08.05.2013& 25.05.2013.
3. From the VC, TUDA, Tirupati, Lr.No.5732/G1/2012, 16.08.2013.
4. Government Memo No.28869/H2/2012, Dt.09.11.2013.
5. Representation received from Sri K. Narendra, S/o.KC Krishna Reddy, R/o Tirupati, Dated:22.02.2017.
6. Govt. Memo No.28869/H2/2012, dt:08.05.2017.
7. From the VC, TUDA, Lr.Roc.No.5732/G1/2012, dt:03.10.2017.
8. Govt. Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
9. Govt.Memo No.138400/H1/2016, MA&UD(H) Department, Dated:15.02.2017.
10. Govt. Memo No.28869/H2/2012, Dt.30.10.2017.
11. From the VC, TUDA, Tirupathi, Lr.RoC.No.1012195/ G1/2012, dated 17.01.2018

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ORDER:

The Draft variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region issued in the Government memo 10th read above was published in AP Extra-ordinary Gazette No.661, Part-I, dated 31.10.2017. In the letter 7th read above, the Vice Chairman, Tirupati Urban Development Authority has informed that, applicant has paid Institutional Charges of Rs.94,350/- vide Ch.No.989, dated:06.08.2017, Conversion Charges of Rs.1,41,520/- vide Ch.No.990, dated 16.08.2017 and Scrutiny fee Rs.4,900/- vide Ch.No.7613, dated 06.02.2013.

2. In the letter 11th read above, the Vice Chairman, Tirupati Urban Development Authority has reported that the Draft Variation Notification was published in two Daily News Papers one in Hindu (English version) and one in Sakshi (Telugu Version) on 01.12.2017 calling for objections and suggestions regarding proposed change of land use in the site under reference. Upon publication of notification, no objections or suggestions are received from the general public. The applicant has paid Publication charges of Rs.89,200/- vide Ch.No.1934, dated 18.12.2017. Hence, the Draft variation issued in the reference 10th read above is confirmed.

3. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:02.02.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.

(P.T.O.)

The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

Copy to:

The applicant through the Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District.
SC/SF

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is proposed in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act, 2016.

VARIATION

The site falling in Sy.No.256 & 257 of Cherlopalli measuring a total extent of Ac.2.33 cents and the boundaries of which are given in the schedule below, which was earmarked for Agricultural use in Tirupati Urban Development Authority Region and its vicinity Plan sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is now designated as Residential Use, which is shown in modification of Master Plan of Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely:-

1. the applicant shall maintain buffer as stipulated in G.O.Ms.No.119, MA&UD (H) Department, dt:22.03.2017.
2. the applicant shall submit the proposals in the site under reference to the Tirupati Urban Development Authority for approval before taking any developmental activity in the site.
3. that the applicant shall obtain approval of building plans for construction of buildings from Tiruapti Municipal Corporation, Tirupati duly paying necessary charges to Tiruapti Municipal Corporation, Tirupati and Tirupati Urban Development Authority, Tirupati as per rules in force.
4. that the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.

Contd…3

7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North : Sy.No.259 Bheema Raghunadha Rao land.

East : Sy.No.254 & 255 existing houses.

South : 40'-0'' road.

West : Sy.No.258/2 Sri M. Gurukumar Chowdari land & Sy.No.248/4 existing houses.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER